146.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	679,700 / 679,700
					USE VALUE:	679,700 / 679,700
					ASSESSED:	679,700 / 679,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
185		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANSFIELD JAMES R JR & INGRID
Owner 2:	
Owner 3:	
Street 1:	185 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MANSFIELD JAMES R JR & INGRID -
Owner 2:	MANSFIELD CHRISTOPHER M -
Street 1:	185 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .162 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Aluminum Exterior and 998 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7075.000	173,900		505,800	679,700
Total Card	0.162	173,900		505,800	679,700
Total Parcel	0.162	173,900		505,800	679,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 680.79 | /Parcel: 680.79

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 95970

GIS Ref

GIS Ref

Insp Date 05/05/18

!11427!

PREVIOUS ASSESSMENT

Parcel ID 146.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	173,900	0	7,075.	505,800	679,700		Year end	12/23/2021
2021	101	FV	168,000	0	7,075.	505,800	673,800		Year End Roll	12/10/2020
2020	101	FV	168,000	0	7,075.	505,800	673,800	673,800	Year End Roll	12/18/2019
2019	101	FV	156,900	0	7,075.	474,200	631,100	631,100	Year End Roll	1/3/2019
2018	101	FV	156,900	0	7,075.	392,000	548,900	548,900	Year End Roll	12/20/2017
2017	101	FV	156,900	0	7,075.	360,400	517,300	517,300	Year End Roll	1/3/2017
2016	101	FV	156,900	0	7,075.	328,800	485,700	485,700	Year End	1/4/2016
2015	101	FV	146,900	0	7,075.	322,400	469,300	469,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:30:05

LAST REV

Date	Time
10/30/19	08:32:04
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11427

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANSFIELD JAMES	69580-351		7/11/2017	Convenience	99	No	No		
SANDS PETER J &	65751-297		7/17/2015	Convenience	10	No	No		50% INTEREST
CONNOLLY MARGAR	57544-362		9/29/2011		375,000	No	No		
	8265-401		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2014	1297	Manual	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2018	MEAS&NOTICE	BS	Barbara S
7/2/2012	Measured	JBS	JOHN S
1/12/2011	MLS	EMK	Ellen K
11/8/2008	Meas/Inspect	189	PATRIOT
1/4/2000	Meas/Inspect	163	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	95970
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7075		Sq. Ft.	Site		0	80.	0.89	9									505,800						505,800	

Total AC/HA:	0.16242	Total SF/SM:	7075	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	505,800	Spl Credit		Total:	505,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	147.000
Other Features:	57000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	251957
Depreciation:	78107
Depreciated Total:	173851

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

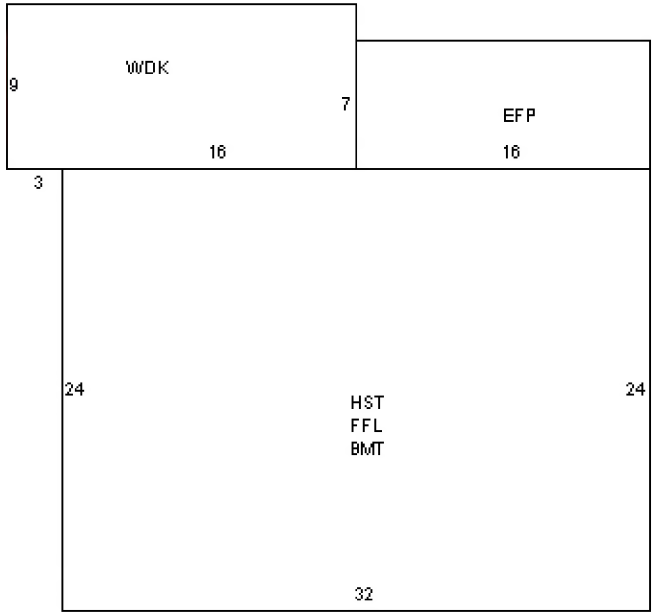
No Unit	RMS	BRS	FL
1	4	2	M
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.00
Special Features:	0	Val/Su Net:	78.94
Final Total:	173900	Val/Su SzAd	150.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	52.700	40,473
FFL	First Floor	768	147.000	112,896
HST	Half Story	384	88.200	33,869
WDK	Deck	171	11.730	2,006
EFP	Enclos Porch	112	51.010	5,713

Net Sketched Area:	2,203			Total:	
Size Ad	1152	Gross Area	3271	FinArea	998

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30		
HST	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	